

This instrument was prepared by:  
(Name) Courtney Mason & Associates, PC  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Warren Francis Walker  
(Address) 2861 E. Regal Circle  
Pelham, Alabama 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS, \$78,900.00**

That in consideration of SEVENTY EIGHT THOUSAND NINE HUNDRED AND NO/100THS----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas M. Sabo and wife, Patricia C. Sabo (herein referred to as grantors) do grant, bargain, sell and convey unto Warren Francis Walker and wife, Keitha Joan Walker

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the S.W. 1/4 of the S.W. 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; described as follows: Commence at the Southwest corner of said Section 18, thence run North along the West line of said section 1100.24 feet, thence turn right 89 deg. 50 min. 30 sec. and run East 363.84 feet to the point of beginning; thence continue last course 170.75 feet to a point on the centerline of Shelby County Highway #35, thence turn left 62 deg. 35 min. 00 sec. and run Northeast 166.59 feet to a point on said centerline, thence turn left 05 deg. 54 min. 00 sec. and run Northeast 14.29 feet to a point on said centerline, thence turn left 95 deg. 08 min. 00 sec. and run Northwest 39.04 feet to the point on a counter-clockwise curve having a delta angle of 26 deg. 04 min. 00 sec. and a radius of 277.40 feet, (said point being on the southerly right of way of Dogwood Circle), thence run along the arc of said curve and the Southerly right of way of Dogwood Circle 126.20 feet to the point of a reverse curve having a delta angle of 13 deg. 00 min. 00 sec. and a radius of 351.63 feet, thence run along the arc of said curve and the Southerly right of way of Dogwood Circle 80.19 feet, thence turn left 90 deg. 00 min. 00 sec. from tangent and run South 175.41 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$78,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-30183  
12/16/1992-30183  
09:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 7.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 11th day of December, 19 92.

WITNESS

\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)  
\_\_\_\_ (Seal)

Thomas M. Sabo (Seal)  
Patricia C. Sabo (Seal)  
\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Sabo and wife, Patricia C. Sabo whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December A.D., 19 92

2-25-95  
My Commission Expires:

Judith Knight  
Notary Public